



SCOTTSDALE HOUSING BOARD
One Civic Center 3rd Floor Conference Room
7447 E. Indian School Road, Scottsdale AZ 85251
May 11, 2004
MINUTES

PRESENT: Robert Southworth, Vice Chair
Del Monte Edwards
Gary Morgan
Joseph Priniski

ABSENT: Barbara Williams, Chair
Tamela Nagy

STAFF: Molly Edwards, Staff Liaison/Housing Resources Manager
Donna Bronski, City Attorney
Mark Bethel, Community Assistance Manager

CALL TO ORDER

Vice Chair Southworth called the regular meeting of the Scottsdale Housing Board to order at 5:00 p.m.

APPROVAL OF MINUTES

Board member Priniski made a motion to approve the minutes of the April 13, 2004 meeting as presented. The motion was seconded by Board member Edwards and passed by a vote of four (4) to zero (0).

ASU/MORRISON INSTITUTE DOWNTOWN PRESENTATION

Ms. Edwards provided an overview on the presentation held on April 14th Downtown Center about the issue of Housing on a regional level. Her summary report was included in the Board's packets.

Commissioner Morgan reported that he also attended the meeting and the one thing that impacted him was that one of the speakers was saying that in order to make affordable housing work they can not rely on government they have to involve the business community.

Ms. Edwards stated one thing that she observed was that housing is not a simple solution and it is a regional issue. She further stated that the Board needs to think about how they want to package this in our community. Vice Chairman Southworth stated the Board has discussed in the past that they might want to change the name because affordable housing has a negative connotation. Ms. Edwards stated Scottsdale is committed to looking at issues of affordable housing and removing barriers, while at the same time looking at revitalization for our more mature areas of the community. She addressed the issue of a potential signature project that the Board could get their arms around. She explained that she felt it was good timing with the new Council to have the Board go the City Council and advise them they are looking at doing a signature project and would like their support. It is important to get behind this effort now and not wait until December.

Mr. Bethel reported that CSA was awarded \$340,000 in Maricopa Consortium CHDO Set-Aside funds to specifically target a neighborhood in Scottsdale like Holiday Park. He further reported the biggest issue is site identification. Board member Edwards inquired if there was a way for the Board to work with CSA. Mr. Bethel replied the Housing Board could conduct public hearings and be a catalyst for public discussion.

Vice Chairman Southworth inquired in areas like Piaute if there was any opportunity for the City to grant higher density. Ms. Bronski explained that would require zoning changes.

Ms. Bronski suggested at the Board's fall retreat they develop an action plan to move forward to the City Council for their support of a signature project. Ms. Edwards suggested the Board continue this discussion at the next meeting. Vice Chairman Southworth suggested they hold the next meeting at the Piaute Center and take a tour prior to the start of the meeting.

Board member Edwards moved to hold the next Housing Board meeting at the Piaute Center. Second by Board member Priniski. The motion passed by a vote of four (4) to zero (0).

FLEXIBLE VOUCHER PROGRAM: PROPOSED CHANGES TO THE SECTION 8 PROGRAM

Mr. Bethel provided an update on the potential impacts to the Scottsdale Housing Agency if the Flexible Voucher Program is implemented by HUD. He reviewed the Flexible Voucher Program proposal. He explained the Flexible Voucher Program proposal would convert the Housing Choice Voucher (Section 8) program from a unit-based to dollar-based funding and proposed to provide new flexibility and greater local control to local

housing agencies administering the program. He provided information on why the changes are necessary.

He reported the impacts to Scottsdale Housing Agency reduces HAP funding to August 2003 levels (eliminates 36 vouchers). The wait list applicants will stay on the wait list until HAP are in line (1 year). Eliminates funding for FSS Coordinator.

Ms. Edwards stated that recently Mr. Ludwick had made a presentation to the Board regarding Home Ownership Assistance Program available to eligible participants in the City of Scottsdale Section 8 Housing Choice Voucher Program. She inquired how this program would be affected. Mr. Bethel explained they are allowed to implement that program but they can't implement the program without the coordinator position and they are currently uncertain if there will be sufficient administrative funds for the position.

The Board members asked a series of questions aimed at understanding how the voucher program proposal would impact the City. Mr. Bethel provided additional information on the proposed changes.

Ms. Edwards inquired if Board members could lobby the legislature. Mr. Bethel replied in the affirmative. They could either send a letter stating their position as a Board or individually.

UPDATE ON THE COUNCIL PRESENTATION AND ALLOCATION OF CDBG AND HOME FUNDS.

Mr. Bethel provided an update about the results from Council presentation and allocation of CDBG and HOME funds. He reported that staff presented all of the funding recommendations to City Council. He reviewed the funding proposals recommendations for CDBG and HOME funds as recommended by the Human **Services Relations** Commission and Housing Board. He reported the recommendations were approved by the City Council.

BOARD DISCUSSION REGARDING AMENDING CITY CHARTER SEC. 2-33

Ms. Edwards explained that the Board has requested open dialogue and discussion about amending their portion of the City Code Section 2-33 to establish a new mission and broadening the authority of the board. In this context, they will also be looking at amending their by-laws in accordance with goals and objectives established in October retreat.

Ms. Bronski stated that Chair Williams has drafted mission statement as a jumping off point regarding what they want to do as Board as they look into expanding their role. A discussion ensued that normally Boards and Commissions don't have mission statements and that maybe they should focus on revising the city code. The Board also discussed that their intent was to use the existing code and just add to it.

Mr. Bethel suggested that as the Board reviews the code they are not overlapping with other Boards and Commissions.

Ms. Bronski noted that the code may contain things that no longer apply.

Vice Chair Southworth stated they need to establish what powers the Board needs to accomplish what they want to accomplish.

Vice Chair Southworth stated that they should look at requiring developers who tear down affordable units to replace them with affordable units. Mr. Bethel stated that was part of the Affordable Housing Strategy that was developed by the Board and approved by the City Council but never implemented.

Ms. Edward suggested the Board use the retreat minutes as a guide to start brain storming and come up with a list or objectives. The Board members reviewed the Retreat minutes and discussion began regarding amending their by-laws in accordance with goals and objectives established in October retreat. It was discussed that the goals should stand the test of time. The Board came up with the following objectives:

1. Review proposals for housing developments involving public funds.
2. Provide recommendations to City Council on housing stock for diverse populations.
3. Provide guidance to City Council on funding strategies.
4. Identify barriers to housing affordability and identify strategies to address them.
5. Look at creative opportunities to encourage the private sector/investments.
6. Develop regional partnerships i.e. MAG to help achieve housing goals.
7. Advocate the preservation of our older housing stock.
8. Gather public input and provide public education on neighborhood preservation and other housing related issues.

Ms. Bronski started that she would take the objectives and take a shot at drafting them into ordinance language for the Board's review.

Board member Priniski moved to continue the discussion regarding amending the City Charter Sec. 2-33 at the next Board meeting. Second by Board member Morgan. The motion passed by a vote of four (4) to zero (0).

HOUSING RESOURCES MANAGERS REPORT OF CURRENT EVENTS.

Ms. Edwards stated that she did not have any announcements.

OPEN CALL TO THE PUBLIC

There was no public testimony.

ADJOURNMENT

A motion was made by Mr. Southworth to adjourn the meeting. Mr. Prince seconded the motion. The regular meeting of the Scottsdale Housing Board was adjourned at 7:10 p.m.

Respectfully Submitted,

"For the Record" Court Reporters